

## Novoadaptirani stan na atraktivnoj lokaciji, Bale, Flat



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
Website: <https://dogma-nekretnine.com>  
Country: Croatia  
Region: Primorsko-goranska županija  
City: Rijeka  
ZIP code: 51000  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Novoadaptirani stan na atraktivnoj lokaciji
Property for:	Sale
Property area:	70 m <sup>2</sup>
Floor:	1
Bedrooms:	3
Bathrooms:	1
Price:	230,000.00 €
Updated:	Oct 28, 2024

### Condition

Built:	2005
Last renovation:	2023



### Location

Country:	Croatia
State/Region/Province:	Istarska županija
City:	Bale
City area:	Bale
ZIP code:	52211

### Permits

Ownership certificate:	yes
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### Description

Description:	Beautiful Two-Bedroom Apartment with a Loggia in Bale – An Ideal Opportunity for Living or Investment! This attractive apartment is located in the peaceful and increasingly popular destination of Bale, on the first floor of a modern residential building constructed in 2005, known for its high-quality construction. With a total area of 70.9 m <sup>2</sup> , the apartment offers a modern and functional layout, including a parking space and a storage room in the building's ground floor. Renovated and Tastefully Furnished: In early 2023, the apartment underwent a thorough renovation, including a completely new, modern kitchen and bathroom. New floors were installed in most of the apartment, while the original parquet in the bedrooms was professionally sanded and varnished. The apartment is fully
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equipped with new, quality furniture and all necessary household appliances, making it move-in ready without any additional investment – new owners only need to bring their personal belongings! **Comfort and Energy Efficiency:** For year-round comfort, the apartment is equipped with four Hyundai A++ air conditioning units, installed in each bedroom, the kitchen, and the living room. Thanks to the WiFi option, the heating and cooling system can be controlled remotely via an app, providing extra convenience and flexibility. The apartment also has a chimney, allowing for the installation of a solid fuel stove for additional warmth and coziness during the winter months. **Tourism Potential:** The apartment is currently categorized as a 3-star unit and is used for short-term tourist rentals. Located in one of the most desirable tourist destinations in Istria, this property represents an excellent investment, whether you're looking for a home, a vacation spot, or rental income. **Ownership:** The apartment has clear ownership, registered 1/1. **Location:** Bale, a picturesque town just a few kilometers from the sea and Rovinj, offers the perfect blend of tradition, tranquility, and natural beauty, with a rich history and authentic atmosphere. All essential amenities for daily living, as well as numerous natural and cultural attractions, are nearby. This apartment is an excellent opportunity for those seeking a peaceful yet well-connected place to live, or as an investment with great potential for tourist rentals. It is sold fully furnished, making it ready for immediate move-in or rental continuation. For further information and to arrange a viewing, feel free to contact us. This property truly deserves your attention! **STEFANO PERUŠKO ASISTENT U POSREDOVANJU**  
Mobitel 099/721-0395 stefano.perusko@dogma-nekretnine.com ID CODE:  
IS1513892

### Additional contact info

Reference Number: 665498  
Agency ref id: IS1513892